

2009 060764

2009 SEP -2 PM 2:03

MICHAEL A. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

**Whereas** Larry Donell Stewart did the 2 of April , 2009 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 11 day of August , 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Larry Donell Stewart in on the 11 day of August , 2008 purchased at public auction, held purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$50.00 ( Fifty Dollars 00/100) being the amount due on the following tracts of land returned delinquent in DES Capital, LLC of 2007 and prior years, namely:

Key# 45-08-27-453-003.000-004 / 25-47-0137-0003  
COMMON ADDRESS: 817 E. 44<sup>th</sup> Ave. Gary Indiana 46409  
LOT 3, IN BLOCK 3, IN SCARSDALE FIRST ADDITION TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Such real property has been recorded in the Office of the Lake County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that Larry Donell Stewart the owner of the certificate of sale, that the time for redeeming such real property has expired, that the has not been redeemed, that Larry Donell Stewart demanded a deed for real property described in the certificate of sale, that the records of the Lake County Auditor's Office state that the real property was legally liable for taxation, and the real property has been duly assessed and property charged on the duplicate with the taxes and special assessments for 2007 and prior years.

**THEREFORE**, this indenture, made this 2 of April , 2009 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Larry Donell Stewart of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and sold to the party of the second part, their heirs and assigns, the real property described in the certificate of sale, situated in the County of Lake, and State of Indiana, namely and more particularly described as follow:

Key# 45-08-27-453-003.000-004 / 25-47-0137-0003  
COMMON ADDRESS: 817 E. 44<sup>th</sup> Ave. Gary Indiana 46409  
LOT 3, IN BLOCK 3, IN SCARSDALE FIRST ADDITION TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

To have and to hold such real property, with the appurtenances belonging hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

**In testimony whereof, Peggy Katona**, Auditor of Lake County, has hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

*John E. Petalas*  
Attest: John Petalas Treasurer: Lake County

Witness: *Peggy Katona*  
PEGGY KATONA, Auditor of Lake County

STATE OF INDIANA }  
} SS  
COUNTY OF LAKE COUNTY }

Before me, the undersigned, Thomas R. Philpot, in and for said County, this day, personally came the above named **PEGGY KATONA**, Auditor of said County, and acknowledged that he/she signed and sealed the foregoing deed for the users and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this *24* day of *June* 2009  
*Thomas R. Philpot*  
THOMAS R. PHILPOT, Clerk of Lake County  
Post Office address of grantee

16<sup>00</sup>  
CS  
RM

Larry Donell Stewart  
801 E. 44<sup>th</sup> Ave. DULY ENTERED FOR TAXATION SUBJECT TO  
Gary Indiana 46409 FINAL ACCEPTANCE FOR TRANSFER

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: *Larry D. Stewart*

015276

SEP 02 2009  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR